

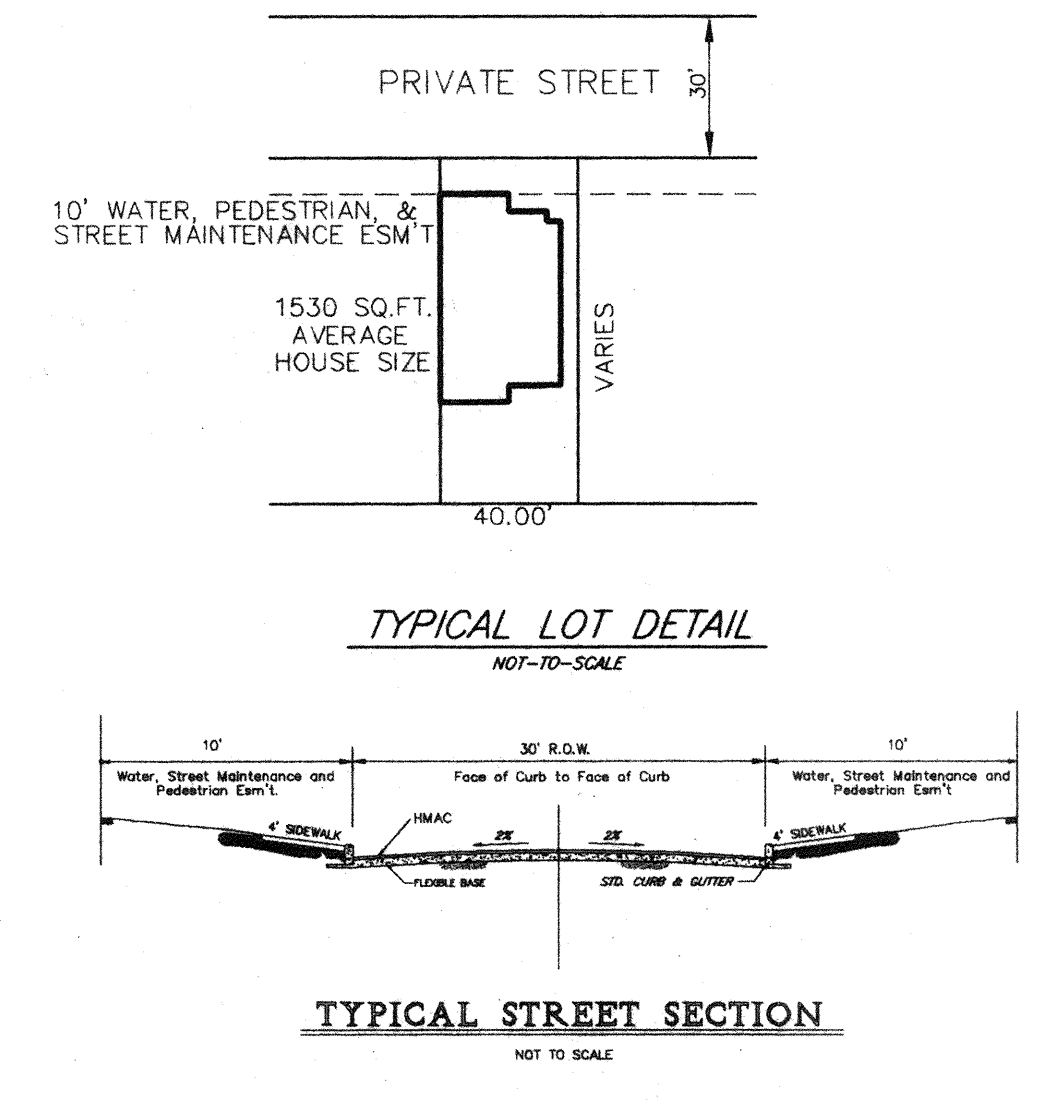
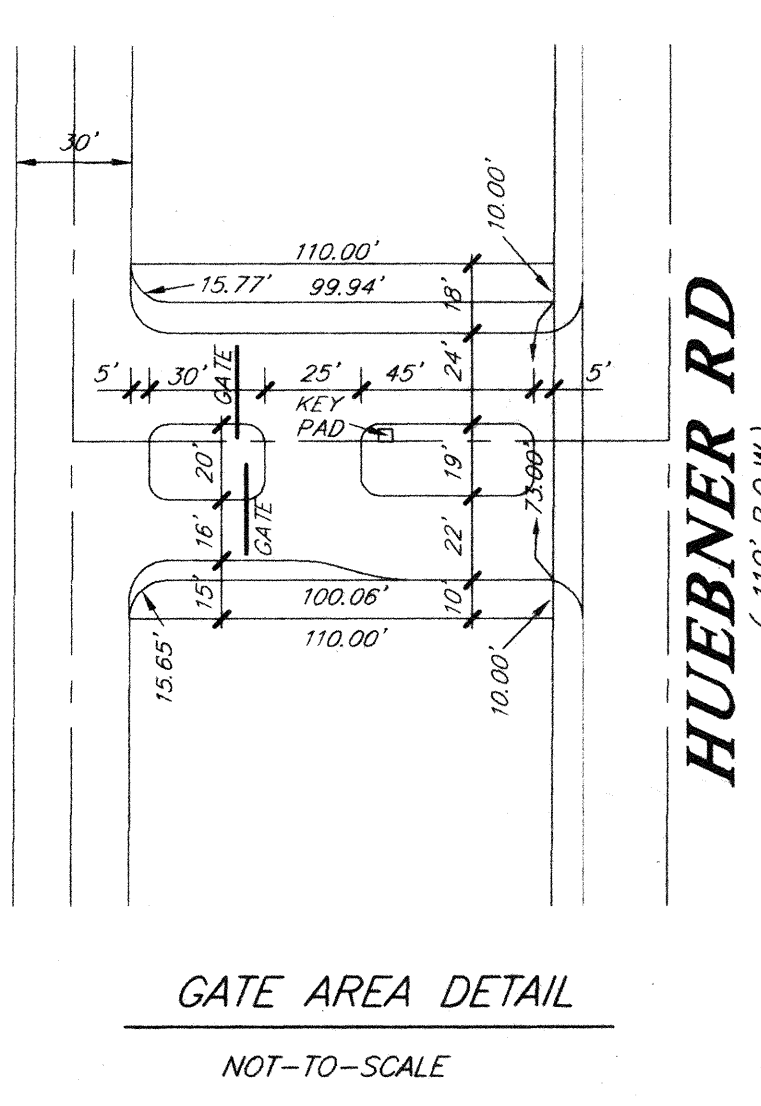
CLEAR VISION AREA CALCULATION
NOT-TO-SCALE
 $R = 0.65(150) - (W1/2 + K_d)$
 $L = \frac{13(150)}{13 + W1/2 + K_d} - 4$
 $R = 0.65(300) - (30/2 + 2) = 178'$
 $R = 0.65(300) - (26/2 + 2) = 180'$
 $L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$
 $L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$
RECEIVED 01 AUG 10 PM 2:59
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
PLAN HAS BEEN ACCEPTED BY
COSA
8-23-01
If no plans are filed, plan will expire
On 8-22-03
1st plat filed on

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
 3. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
 5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 6. ALL ACRESAGES SUBJECT TO CHANGE WITHOUT NOTICE.
 7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
 8. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	775,368	17.80	N/A
BUILDING COVERAGE AREA	153,000	3.51	19.7
OTHER (STREET)	108,029	2.48	13.93
OPEN SPACE	514,339	11.81	66.3

NUMBER OF RESIDENTIAL LOTS 100
AVERAGE HOME SIZE (SQ. FT.) 1530
DENSITY (SINGLE FAMILY UNITS PER ACRE) 5.62

NOTES:
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED.



DÉVELOPER:
CENTEX REAL ESTATE CORP.
C/O DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

ST. MARY'S HALL
PUD/POADP
JOB NO. 5148.03 DATE: MAY 2001



CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED

01 MAY 25 PM 12:43

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 5/24/01 Name of POADP: St. Mary's Hall
Owners: Damon Lyles Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 16414 San Pedro, Ste. 700 Address: 555 E. Ramsey
Zip Code: 78232 Zip Code: 78216
School District: Northside Phone: (210) 375-9000
Existing zoning: R-3 Proposed zoning: B-1, P-1, R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 7
Ferguson map grid 548 / B-8

Land area being platted:	Lots	Acres
Single Family (SF)	<u>100</u>	<u>17.80</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>1</u>	<u>11.00</u>

Is there a previous POADP for this Site? Name N/A No.
Is there a corresponding PUD for this site? Name St. Mary's Hall No. (not yet assigned - concurrent submittal)
Plats associated with this POADP or site? Name N/A No.
Name No.
Name No.

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame
Date: 5/24/01 Phone: (210) 375-9000 Fax: (210) 375-9010

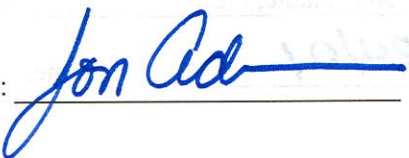
- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Huebner Road (110-foot right-of-way)
Eckhert Road (variable width row)

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame, P.E.

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



CITY OF SAN ANTONIO

August 23, 2001

Mr. Jon Adame, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: St. Mary's Hall

POADP # 709

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed St. Mary's Hall Preliminary Overall Area Development Plan # 709. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

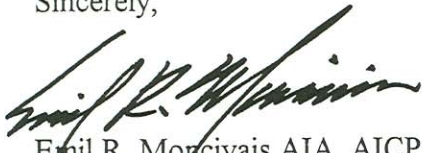
Mr. Adame
Page 2
August 23, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Morcivais", is written over the typed name and title.

Emil R. Morcivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-23-01

- ☐ Master Development Plan (MDP) (Formally POADP) ☒ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
- ☐ Plat Certification Request

RECEIVED JUN 25 2001

Project Name: St. Mary's Hall FILE # 01-015
P.U.D.

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☒ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Coordinate tree preservation

Signature

Title

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: HLIEPNER RD IS ON THE MTP REQUIRING A MIN.
OF 110' ROAD. PROPOSE MDP ADDRESS THOROUGHFARE

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
☐ Plat Certification Request

Project Name: ST. Mary's Hall FILE # —

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☒ Street and Drainage
☐ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: ☐ Bexar County Public Works

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June 21, 2001

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☐ I do not recommend approval

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subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Signature _____

Title

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 6-23-01

- ☐ Master Development Plan (MDP) (Formally POADP) ☒ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
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Project Name: St. Mary's Hall FILE # 01-015
P.U.D.

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☒ P.U.D.
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Fire Protection
- ☐ Other: _____ ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

01 JUL 19 PM 2:28
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I do not recommend approval

Comments: _____

<input type="checkbox"/> Pedestrian Plan (PP)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
---	---

☐ Master Development Plan
 ☐ Street and Drainage

City of San Antonio Planning Department use

SUBJECT: The attached item has been submitted for your review, re: [redacted], and of [redacted].

2-13-01

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Engineering Services Division

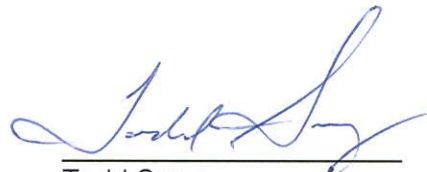
COPIES TO: File

SUBJECT: St. Mary's Hall PUD Level 1 T.I.A.

Date: July 13, 2001

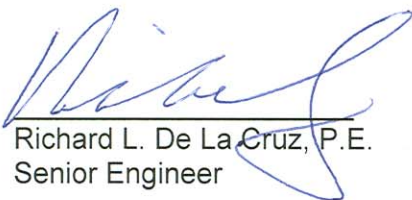
The Development Engineering Services Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the St. Mary's Hall PUD. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of a 100 unit Condominium and a 63,162 square foot Shopping Center. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 291 peak hour trips. These trips will be distributed through three access points on Huebner Road. The condominium will make use of one access point while the remaining two access points will be used by the Shopping Center.



Todd Sang
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2001TIA0527

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
01 JUL 16 PM 2:28

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2213332

AMT ENCLOSED

50-04-5573
CENTEX HOMES SAN ANTONIO
16414 N. SAN PEDRO, STE.700
S.A. TX. 78232

AMOUNT DUE 381.10
INVOICE DATE 5/29/2001
DUE DATE 5/29/2001

PHONE: 000 - 0000

PUD
ST. MARY'S HALL

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/29/2001	2213332	50-04-5573	5/29/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/28/2001		CK#1241	ST.MARY'S HALL
END	05/28/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

2213326

AMT ENCLOSED

50-04-5573
CENTEX HOMES SAN ANTONIO
16414 N. SAN PEDRO, STE.700
S.A. TX. 78232

AMOUNT DUE 381.10
INVOICE DATE 5/29/2001
DUE DATE 5/29/2001

PHONE: 000 - 0000

POADP
ST. MARY'S HALL

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/29/2001 INVOICE 2213326 ACCOUNT 50-04-5573 DUE DATE 5/29/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/28/2001 CK#1242 ST.MARY'S HALL
END 05/28/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



CITY OF SAN ANTONIO POADP APPLICATION

01/15/25 11:00 AM

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 5/24/01 Name of POADP: St. Mary's Hall
Owners: Damon Lyles Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 16414 San Pedro, Ste. 700 Address: 555 E. Ramsey
Zip Code: 78232 Zip Code: 78216
School District: Northside Phone: (210) 375-9000
Existing zoning: R-3 Proposed zoning: B-1, P-1, R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 7
Ferguson map grid 548 / B-8

Land area being platted:	Lots	Acres
Single Family (SF)	<u>100</u>	<u>17.80</u>
Multi-family (MF)	<u></u>	<u></u>
Commercial and non-residential	<u>1</u>	<u>11.00</u>

Is there a previous POADP for this Site? Name N/A No.
Is there a corresponding PUD for this site? Name St. Mary's Hall No. (not yet assigned - concurrent submittal)
Plats associated with this POADP or site? Name N/A No.
Name No.
Name No.

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame
Date: 5/24/01 Phone: (210) 375-9000 Fax: (210) 375-9010

PAGE 1 OF 2

Look for: blue background on the front of this check, and the imageSafe® logo on back. If not present, do not cash.

**CENTEX HOMES
SAN ANTONIO**

16414 N. SAN PEDRO, STE. 700
SAN ANTONIO, TX 78232

1242

DATE 5/9/01 \$

64-1278/611

PAY TO THE ORDER OF City of San Antonio \$ 381.10
Three hundred eighty-one and 10/100 DOLLARS

Bank of America

Customer Connection-Atlanta
DeKalb County, Georgia

FOR 17210 SMH 71521 POADP

⑈001242⑈ ⑆061112788⑆ 329 997 1426⑈

TRANSMITTAL



To: Mike Herrera

Date: 6/25/01

Attn: Mike Herrera

114 W. Commerce

4th Floor San Antonio, TX 78283

Re: St. Mary's Hall

QUANTITY	DESCRIPTION
4	Blue-line copies of St. Mary's Hall

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

From: Jorge Gonzalez

Project No.: 5148.03

cc: Files

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL



Dept:

RECEIVED

PLANNING DEPT.

3RD FLOOR

To:

01 AUG 10 PM 2:59

MIKE HERRERA

Date:

DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
AUG 10 2001

Re:

ST. MARY'S HALL

Plat No.

SAWS Job No.

QUANTITY	DESCRIPTION
8	REVISED PUD/POADP PLANS
1	INFO SHEET FOR CASE NO Z2001053

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout
- ☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment
- ☐ Signature

COMMENTS

For PUD/POADP APPROVAL

THANKS

From:

FRED V. SORIANO

Project No.:

5148.03

CC:

FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

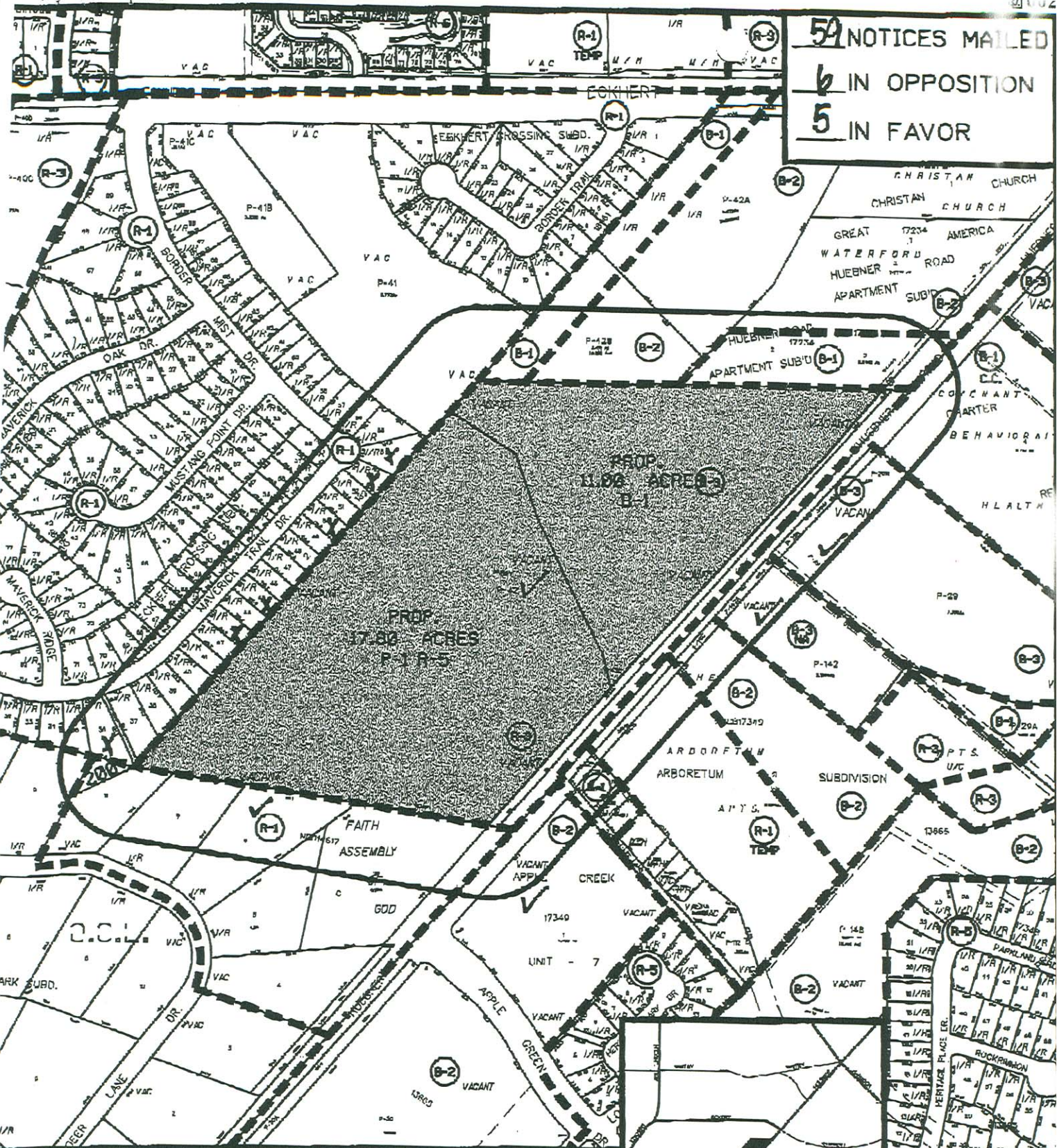
San Antonio, Texas 78216

Phone: 210.375.9000

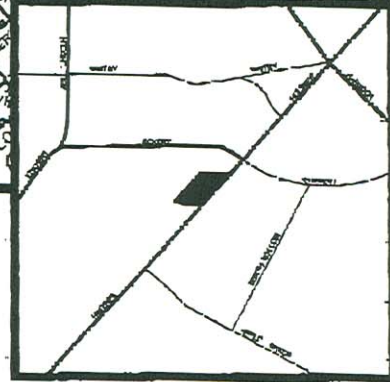
Fax: 210.375.9010

info@pape-dawson.com

50 NOTICES MAILED
6 IN OPPOSITION
5 IN FAVOR



ZONING CASE Z2001-053
CITY COUNCIL DISTRICT NO: 7
REQUESTED ZONING CHANGE
FROM "R-3" TO P-1 "R-5", "B-1"
DATE APR. 26, 2001
SCALE 1" = 350'



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

Z2001053

**METES AND BOUNDS DESCRIPTION
FOR
17.80 ACRES
(ZONE P-1, R-5)**

Being 17.80 acres (775,500 square feet) of land out of the 29.762 acre tract described in Warranty Deed recorded in Volume 2941, Page 584 of the Official Public Records of Real Property of Bexar County, Texas; less 0.923 acres as described in Deed recorded in Volume 5444, Page 180 of the Official Public Records of Real Property of Bexar County, Texas, now in New City Block 14618 in the City of San Antonio, Bexar County, Texas, and out of the Maria G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, said 17.80 acre tract being more particularly described as follows:

COMMENCING: At a point in the northwest right-of-way line of Huebner Road (110-foot right-of-way), being approximately 838.01 feet southwest of the southerly right-of-way flare at the westernmost corner of the intersection of Huebner Road and Eckhert Road;

THENCE: Along the northwest right-of-way line of Huebner Road, S 40°31'52" W, a distance of 134.71 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°40'43" W, a distance of 866.21 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 138.26 feet to the easternmost corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 246.58 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 40°56'11" W, a distance of 266.75 feet to a point at the southeast corner of the herein described tract, said point being the northeast corner of Lot 26, Block C, New City Block 14617 as shown on the plat of Monte Robles Park Subdivision of Lot 5, as recorded in Volume 8800, Page 6 of the Deed and Plat Records of Bexar County, Texas;

PAPE-DAWSON ENGINEERS, INC.

METES AND BOUNDS DESCRIPTION

17.80 Acre Tract

Page 2 of 3

Z2001053

- THENCE: Departing the northwest right-of-way line of Huebner Road and along the common line of said Lot 26 and this tract, N 77°13'06" W, a distance of 362.18 feet to an angle point at the northernmost corner of said Lot 26 and the easternmost corner of Lot 6, Block C, New City Block 14617 as shown on the plat of Monte Robles Park Subdivision as recorded in Volume 2222, Page 180 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: Along the common line of said Lot 6 and this tract, N 78°12'18" W, a distance of 131.75 feet to an angle point of said Lot 6 and this tract;
- THENCE: Continuing along the common line of said Lot 6 and this tract, N 78°28'18" W, a distance of 174.76 feet to an angle point at the northernmost corner of said Lot 6 and the easternmost corner of Lot 7, Block C, New City Block 14647 of said Monte Robles Park Subdivision;
- THENCE: Along the common line of said Lot 7 and this tract, N 78°33'38" W, a distance of 190.70 feet to an angle point at the northernmost corner of said Lot 7 and the easternmost corner of Lot 8, Block C, New City Block 14617 of said Monte Robles Park Subdivision;
- THENCE: Along the common line of said Lot 8 and this tract, N 79°15'50" W, a distance of 89.40 feet to an angle point at the southwest corner of the herein described tract and the southernmost corner of Lot 36, Block 2, Eckhert Crossing Subdivision, Unit-2 as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: Departing said common line and along the southeast line of Lots 37 through 54, Block 2 of said Eckhert Crossing Subdivision, Unit-2, N 40°58'41" E, a distance of 1258.07 feet to a point at the northernmost corner of the herein described tract;
- THENCE: Departing said southeast line of Lots 37 through 54, Block 2 of said Eckhert Crossing Subdivision, Unit-2, S 57°20'50" E, a distance of 213.98 feet to an angle point;
- THENCE: S 18°45'44" E, a distance of 177.00 feet to an angle point;
- THENCE: S 25°18'22" E, a distance of 423.51 feet to an angle point;

METES AND BOUNDS DESCRIPTION

17.80 Acre Tract

Page 3 of 3

Z2001053

THENCE: S 13°10'35" E, a distance of 95.39 feet to the POINT OF BEGINNING
and containing 17.80 acres of land.

Prepared by: Pape-Dawson Engineers, Inc.

Job No.: 5148-02

Date: February 13, 2001

Doc. Id.: 5148\02\Word\FN\010209a3



(Check One)

Date: 6-23-01

- ☒ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☐ Master Plan Community District (MPCD) ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP) ☐ Pedestrian Plan (PP)
- ☐ Plat Certification Request

Project Name: St. Mary's Hall FILE # —

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To: ☐ Master Development Plan ☐ Street and Drainage
☒ Major Thoroughfare ☐ TIA
☐ Neighborhoods ☐ Zoning
☐ Historic ☐ Tree Preservation
☐ SAWS Aquifer ☐ Fire Protection
☐ Other: ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 6-23-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 7-6-01 before the (MDP) committee

June 21, 2001

Z2001053

**METES AND BOUNDS DESCRIPTION
FOR
11.00 ACRES
(ZONE B-1)**

Being 11.00 acres (479,500 square feet) of land out of the 29.762 acre tract described in Warranty Deed recorded in Volume 2941, Page 584 of the Official Public Records of Real Property of Bexar County, Texas; less 0.923 acres as described in Deed recorded in Volume 5444, Page 180 of the Official Public Records of Real Property of Bexar County, Texas, now in New City Block 14618 in the City of San Antonio, Bexar County, Texas and out of the Maria G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, said 11.00 acre tract being more particularly described as follows:

- BEGINNING:** At a point on the northwest right-of-way line of Huebner Road (110-foot right-of-way), being approximately 838.01 feet southwest of the southerly right-of-way flare at the westernmost corner of the intersection of Huebner Road and Eckhert Road, said point being the northeast corner of this tract;
- THENCE:** Along the northwest right-of-way line of Huebner Road, S 40°31'52" W, a distance of 134.71 feet to an angle point of this tract;
- THENCE:** Continuing along the northwest right-of-way line of Huebner Road, S 41°40'43" W, a distance of 866.21 feet to an angle point of this tract;
- THENCE:** Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 138.26 feet to an angle point, said point being the southernmost corner of this tract;
- THENCE:** Departing said northwest right-of-way line of Huebner Road, N 13°10'35" W, a distance of 95.39 feet to an angle point of this tract;
- THENCE:** N 25°18'22" W, a distance of 423.51 feet to an angle point of this tract;
- THENCE:** N 18°45'44" W, a distance of 177.00 feet to an angle point of this tract;
- THENCE:** N 57°20'50" W, a distance of 213.98 feet to an angle point at the westernmost corner of this tract on the southeast line of Lots 37 through 54, Block 2, Eckhert Crossing Subdivision, Unit-2 as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

METES AND BOUNDS DESCRIPTION

11.00 Acre Tract

Page 2 of 2

Z2001053

THENCE: N 40°58'41" E, a distance of 115.88 feet to an angle point at the northwest corner of this tract and the western most corner of a 13.617 acre tract described in Volume 5731, Page 561 of the Deed Records of Bexar County, Texas;

THENCE: Along the south line of said 13.617 acre tract and the south line of Lot 2, Block 1, Great America, Huebner Road Apartment Subdivision as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas, N 89°37'26" E, a distance of 1118.23 feet to the POINT OF BEGINNING and containing 11.00 acres of land.

Prepared by: Pape-Dawson Engineers, Inc.

Job No.: 5148-02

Date: February 13, 2001

Doc. Id.: 514802\Word\FN010209a2